

**SUMMARY PROCESS (EVICTION)  
ANSWER TO COMPLAINT**

JD-HM-5 Rev. 12-16

C.G.S. §§ 47a-4a, 47a-5, 47a-7, 47a-20, 47a-20e, 47a-23c, 47a-33, 47a-57, 49-31p

**STATE OF CONNECTICUT  
SUPERIOR COURT**

www.jud.ct.gov

Docket number

KNO-CV17-61029945

Return date

Name of Plaintiff(s) (Landlord(s))

Central Houston Holding, LLC

Name of Defendant(s) (Tenant(s))

Starrwood Food Market LLC

☐ Judicial District

☒ Housing Session

☐ Geographical Area Number

21 at: Norwich

Address of Court (Number, street, and town)

1 Courthouse Square Norwich

**Section 1 — Summary Process (Eviction) Answer**

(This section does not apply to Special Defenses below)

For each numbered paragraph of the landlord's Complaint, please "x" whether you **Agree, Disagree or Do Not Know**.

- |  |                                   |   |  |  |   |
|--|-----------------------------------|---|--|--|---|
| 1. Agree <input type="checkbox"/>            | Disagree <input type="checkbox"/> | Do Not Know <input checked="" type="checkbox"/> | 5. Agree <input checked="" type="checkbox"/> | Disagree <input type="checkbox"/>            | Do Not Know <input type="checkbox"/>            |
| 2. Agree <input checked="" type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/>            | 6. Agree <input checked="" type="checkbox"/> | Disagree <input type="checkbox"/>            | Do Not Know <input type="checkbox"/>            |
| 3. Agree <input checked="" type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/>            | 7. Agree <input type="checkbox"/>            | Disagree <input checked="" type="checkbox"/> | Do Not Know <input type="checkbox"/>            |
| 4. Agree <input checked="" type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/>            | 8. Agree <input type="checkbox"/>            | Disagree <input type="checkbox"/>            | Do Not Know <input checked="" type="checkbox"/> |

**Section 2 — Special Defenses** (Facts that show the court that the plaintiff has no legal right to what the plaintiff has requested in this case.)

"x" the boxes next to the statements below that apply to you and fill in the information requested.

- a. ☐ All rent has been paid to my landlord.
- b. ☐ Rent was offered to my landlord on (date): \_\_\_\_\_ which was before the date I received the Notice to Quit.
- c. ☒ No rent is due, under Connecticut Law (section 47a-4a of the Connecticut General Statutes) because there are housing or health code violations in violation of Connecticut Law (Section 47a-7(a) of the Connecticut General Statutes). List violations below.

mold issues, inadequate heating, numerous ceiling leaks, tiles falling

- d. ☒ I notified ☒ my landlord, ☒ Housing Code, ☒ the Health Department, or ☒ the Building Department of the violations listed in section c above on (date): \_\_\_\_\_
- e. ☒ This eviction is being brought because I contacted ☒ my landlord or ☒ public officials or agencies to complain about my apartment (Sections 47a-20 and 47a-33 of the Connecticut General Statutes).
- f. ☐ I filed a rent increase complaint with the Fair Rent Commission on (date): \_\_\_\_\_
- g. ☐ I live in a building or complex with 5 units or more or in a mobile manufactured home park and
- ☐ I have a physical or mental disability, or
  - ☐ I am 62 years old or older, or
  - ☐ my spouse, sibling, parent or grandparent is 62 years old or older and permanently lives with me, or
  - ☐ my spouse, sibling, parent or grandparent has a physical or mental disability and permanently lives with me.

(Section 47a-23a of the Connecticut General Statutes.)

- h. ☐ (See Notice on back/page 2 of this form) This eviction was brought after a foreclosure action, and
- ☐ I have a written lease that is still in effect or
  - ☐ I never received a 90 day letter (notice) before the notice to quit was delivered (served).

Additional Information:

**Defendant's (Tenant's) Certification**

I certify that a copy of this document was or will immediately be mailed or delivered electronically or non-electronically on (date) 12/13/17 to all attorneys and self-represented parties of record and that written consent for electronic delivery was received from all attorneys and self-represented parties receiving electronic delivery.

Name and address of each party and attorney that copy was mailed or delivered to\*

Eleni B. Koutroumanis  
32 Washington St.  
Middletown, CT. 06457

\*If necessary, attach additional sheet or sheets with name and address which the copy was mailed or delivered to. (Use form JD-CV-67, Continuation of Parties)

Signed (Individual attorney or self-represented party)

Richard I. Rothstein

Print or type name of person signing

Richard I. Rothstein

Mailing address

121 Broadway Norwich, CT. 06360

Telephone number

(860) 889-2381

Distribution: Original - Court File

Copy 1 - Plaintiff (Landlord) or Attorney

Copy 2 - Defendant (Tenant)